Asbestos and Lead-Based Paint Report

Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia

May 7, 2020

Prepared for:
City of College Park

Cardno
Shaping the Future

Asbestos and Lead-Based Paint Report

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Project Name: **Asbestos and Lead-Based Paint Report**
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia

ACRES: 241637

Date: May 7, 2020

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Executive Summary

Cardno has completed a comprehensive pre-demolition Asbestos-Containing Materials (ACM) and limited Lead-Based Paint (LBP) inspection of the structure (Former Kathleen Mitchell Elementary School) located on Paul D. West Drive (Parcel ID 13 0004 LL0133) in College Park, Fulton County, Georgia. The study property is herein referred to as "the Subject Site/Property" or "the Site" (as generally depicted in **Figures 1**). The Subject Site consists of 10 contiguous parcels, totaling approximately 55 acres. Parcel 13 0004 LL0133 contains the former Kathleen Mitchell Elementary School and is developed with three structures consisting of the former school and two small storage buildings. A building location map is included as **Figure 2**.

The comprehensive pre-demolition asbestos survey and a limited LBP survey included the collection of 71 building material samples to be analyzed for ACMs and 12 paint chip samples to be analyzed for LBP.

In summary,

- **Asbestos:** Comparison of the laboratory analytical results to the Occupational Safety and Health Administration's (OSHA) for building materials containing >1% asbestos revealed:

  Former Kathleen Mitchell Elementary School:
  - Gray 9"x9" vinyl floor tile (VFT) with associated black mastic, located throughout the building, totaling approximately 43,000 square feet (SF).
  - Joint compound on drywall, located throughout the building hallways, , totaling approximately 6,500 SF.
  - Black mastic underlain by white 12"x12" VFT, located throughout the school building, totaling approximately 43,000 SF.
  - White door caulk on interior door frames, totaling approximately 150 LF.
  - Boiler mastic, located in the school building boiler room, totaling approximately 150 SF.
  - 6-inch pipe elbows, located throughout the school building, totaling approximately 60 LF.
  - 12-inch pipe elbows, located throughout the school building, totaling approximately 60 LF.
  - White pipe wrap, located throughout the school building, totaling approximately 100 LF.
  - Transite piping, located in the school building kitchen, totaling approximately 50 LF.
  - Beige window caulk, located in the school building cafeteria, totaling approximately 180 LF.
  - Built-up roof tar, located throughout the school building roof, totaling approximately 43,000 SF.
  - Gray caulk around fire extinguisher cabinets, located in the school building hallways, totaling approximately 60 LF.

  Storage Building 1:
  - No ACMs were identified in Storage Building 1.

Storage Building 2:

- No ACMs were identified in Storage Building 2.

- **Lead-Based Paint:** Comparison of the laboratory analytical results to the Environmental Protection Agency (EPA) and Housing and Urban Development (HUD) for paint chips identified the following materials as lead-based paint:

Former Kathleen Mitchell Elementary School:

- Interior yellow paint on concrete masonry units (CMU), located in the school building cafeteria, totaling approximately 80 LF.
- Interior white paint on metal door frame, located in the school building Bathroom 8, totaling approximately 60 LF.
- Interior brown paint on metal door frame, located in school building Hall 3, totaling approximately 30 LF.

Storage Building 1:

- No LBPs were identified in Storage Building 1.

Storage Building 2:

- No LBPs were identified in Storage Building 2.

Based on the results of this Inspection, Cardno recommends:

- The identified asbestos containing material appeared to be in very poor condition with significant deterioration and damages. The overall condition of the building materials was such that non-ACM debris was inextinguishable from identified ACM debris. Therefore, all building materials, with the exception of the concrete slab, metal framing, and concrete masonry unit (CMU) walling, should treated as ACM and be removed or abated by a qualified asbestos abatement contractor.

- The identified lead-based paint appeared to be in very poor condition. There are OSHA regulations and requirements which should be taken into consideration during renovation and demolition activities that may disturb any concentration of lead containing building materials or paint. As the property is anticipated to be demolished, due to the presence of lead on various painted surfaces, toxicity characteristic leachate procedure (TCLP) analysis for lead should be conducted on any construction debris to determine if the material should be characterized as a hazardous waste prior to disposal.

- Given the deteriorated and dilapidated condition of the building and amount of identified ACM and LBP, there is a significant public health and safety issue associated with the Former Kathleen Mitchell School. Cardno recommends any City staff, subcontractors, or private citizens entering the school should enter under the use of a Health and Safety Plan (HASP), and wear appropriate personal protection equipment (PPE), including proper respiratory protection.

1 Introduction

1.1 Purpose

The purpose of this report is to identify asbestos and lead-based paint associated with the property at the time of the site reconnaissance. The report documents our findings, opinions, and conclusions. This report is conducted at the request of the City of College Park, GA.

1.2 Site History

Historically, the surrounding area has been predominantly residential since at least the early 1900s with interspersed automotive repair facilities, parking lots, and a local school. During the 1990s and 2000s, most of the surrounding properties became vacant or razed.

1.3 Property/Building Descriptions

The Subject Property consists of three buildings on-site. The former Kathleen Mitchell Elementary School, located along the former Paul D. West Drive, is an approximate 43,000 square foot (ft²) building, constructed of CMU block walls (interior and exterior), slab-on-grade foundation, metal framed ceiling and built-up roof. Two small buildings formerly supported the former school as storage facilities and each are approximately 150 ft². These structures are constructed of brick facade (interior and exterior), slab-on-grade foundation and wood frame roof.

The building locations are depicted in Figure 2. Rough floor plans of the buildings are included as **Figures 3a-e.** The school building is divided into three sections, the north, middle, and south depicted in **Figures 3a-c**, and the two small storage buildings are depicted in **Figures 3d-e**.

1.4 Previous Assessments

Based on Cardno's previous investigations and information obtained from the current and former property owners, no prior asbestos or LBP assessments have been conducted on the on-site buildings.

1.5 Limitations / Exceptions of Assessment

An asbestos and LBP inspection was completed by Cardno to identify potential ACM and LBP. Cardno completed a comprehensive pre-demolition inspection and attempted to identify all potential ACMs. However, given the building condition, Cardno did not inspect the school building roof, and there is potential for unidentified materials to be discovered. Therefore, any suspect building materials not sampled and analyzed for asbestos during this investigation should be treated as presumed asbestos containing materials (PACM) until further sampling by a certified inspector indicates otherwise. Any suspect LBP not sampled and analyzed for lead during this investigation should be treated as LBP until further sampling by a certified inspector indicates otherwise.
No other warranty is expressed or implied.

1.6 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of the Client and may be relied upon by this entity as well as any of their respective affiliates, successors, and assigns, in connection with a commercial real estate transaction involving the property, and in accordance with the terms and conditions in place between Cardno and the Client for this project. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations set forth within this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discovered within the authorized scope of the assessment. Any use by or distribution of this report to third parties without the express written consent of Cardno is at the sole risk and expense of such third party.

Cardno makes no other representation to any third party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any third party, either expressed or implied.

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2 Sampling Activities

2.1 Asbestos Survey

A comprehensive pre-demolition asbestos inspection was conducted on March 27, 2020 and April 1, 2020. The inspection was performed by Cardno's Douglas Strait, P.E. and Ashton Smithwick, Georgia licensed and accredited asbestos inspectors, in accordance with the Asbestos Hazardous Emergency Response Act (AHERA) and Asbestos School Hazard Abatement Reauthorization Act (ASHARA). Mr. Strait and Mr. Smithwick's accreditation certificates are included as **Appendix C.**

In accordance with National Emission Standards for Hazardous Air Pollutants (NESHAP), 40 CFR 61-Subpart M, paragraph 145, all asbestos containing materials (ACMs) must be identified and removed prior to disturbance, either during a renovation or demolition. ACM is defined by OSHA as materials that contain greater than 1% asbestos fibers.

The ACM inspection included a visual inspection of all accessible interior and exterior areas of the following on-site buildings:

- Former Kathleen Mitchell Elementary School
- Storage Building 1
- Storage Building 2

These buildings were inspected utilizing destructive sampling techniques to verify the existence and extent of ACM in all building materials. The exterior of the buildings were also inspected. Due to the deteriorated and unsafe condition of the former Kathleen Mitchell Elementary School, the roof of the school building was not inspected. There is potential that additional suspect materials were not identified due to the overall condition of the school building, and should be considered PACM until further testing indicates otherwise. This inspection was performed in accordance with AHERA and ASHARA protocols.

Cardno made an attempt to visually identify all suspect materials or homogeneous areas (HAs). Each HA was visually assess for condition, friability, and quantity. All identified ACMs were classified by their category as denoted by EPA AHERA/ASHARA and OSHA. These categories include:

- Thermal System Insulation (TSI) – insulation typically over pipes, fittings, elbows, boilers, tanks, ducts, etc.
- Surfacing material – material that is sprayed, troweled-on, or otherwise applied to surfaces.
- Miscellaneous – All other ACMs
- Friable – ACM that can be crumbled pulverized or reduced to a powder by hand pressure when dry
- Category I Non-Friable – ACM consisting of packing material, gaskets, resilient floor covering, and asphalt roofing products
- Category II Non-Friable – All ACM that is not listed in Category I Non-Friable ACM
- Presumed Asbestos Containing Material (PACM) – all potential ACM not analytically analyzed indicating it is not ACM.

A summary of all bulk samples collected is included as **Table 1.**

During the inspection, Cardno collected 71 samples from 28 different HAs. All bulk samples were collected and stored in appropriate sample containers, labeled, and delivered to Analytical Environmental Services, Inc. (AES) in Atlanta, Georgia. This laboratory is accredited by the National Institute of Standards of Technology (NIST) and is recognized under the National Voluntary Laboratory Accreditation Program (NVLAP). AES analyzed all samples using Polarized Light Microscopy (PLM) via EPA Method 600/R-93/116. A copy of the analytical results including the laboratory certification is included in **Attachment B.**

2.2 Limited Lead-Based Paint Survey

A limited lead-based paint (LBP) inspection was conducted on March 27, 2020 and April 1, 2020. All inspections were performed by Cardno's Douglas Strait, P.E. and Ashton Smithwick, EPA trained LBP inspectors. All testing was completed in accordance with applicable state and federal regulations regarding LBP inspections. Mr. Strait and Mr. Smithwick's pertinent training and licensing certificates are included as **Appendix C**. No previous LBP sampling information was provided by the Client or the property owner.

The LBP testing was performed in general accordance with the inspection protocol in Chapter 7 of the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing. Painted surfaces were tested by collecting paint chips of various painted surfaces throughout the interior and exterior of the buildings. LBP is defined by EPA as containing greater than 0.5% lead in painted materials.

The interior and exterior of the buildings were inspected, with the exception of the roof of the school building due to the deteriorated and unsafe condition. During the inspection, Cardno collected 12 paint chip samples from unique locations throughout the interior and exterior of the on-site buildings. A summary of all paint chip samples collected is included as **Tables 2**.

The paint chip samples were collected into appropriate containers, labeled, and delivered to AES in Atlanta, Georgia. This laboratory is accredited by the NIST program, and is recognized under the NVLAP. The laboratory analyzed the samples using flame atomic absorption spectrometry (FAAS) via National Institute for Occupational Safety and Health (NIOSH) Method 7082. A copy of the analytical results included the laboratory certification is included in **Appendix B.**

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3 Analytical Results

3.1 Asbestos-Containing Materials

Based on the analytical results of suspect ACM samples conducted during this inspection, the following materials were identified as asbestos-containing:

Former Kathleen Mitchell Elementary School:

- Gray 9”x9” vinyl floor tile (VFT) with associated black mastic, located throughout the building, totaling approximately 43,000 square feet (SF).
- Joint compound on drywall, located throughout the building, located throughout the building, totaling approximately 6,500 SF.
- Black mastic underlain by white 12”x12” VFT, located throughout the building, totaling approximately 43,000 SF.
- White door caulk on interior door frames , totaling approximately 150 LF.
- Boiler mastic, located in the boiler room, totaling approximately 150 SF.
- 6-inch pipe elbows, located throughout the building, totaling approximately 60 LF.
- 12-inch pipe elbows, located throughout the building, totaling approximately 60 LF.
- White pipe wrap, located throughout the building, totaling approximately 100 LF.
- Transite piping, located in the kitchen, totaling approximately 50 LF.
- Beige window caulk, located in the cafeteria, totaling approximately 180 LF.
- Built-up roof tar, located on the roof, totaling approximately 43,000 SF.
- Gray caulk around fire extinguisher cabinets, located in Halls 1,2 and 3, totaling approximately 60 LF.

The gray 9”x9” VFT and associated black mastic was observed throughout the school building as well as the black mastic underlain by the white 12”x12” VFT. Please note that given the building material condition, Cardno was unable to differentiate between different floor tiles outside of its size, and therefore all 9”x9” VFT were treated as one HA and all 12”x”12 were treated as one HA. For quantification purposes and given the building condition, all floor tile and associated mastic were measured as one uniform material, and total approximately 43,000 ft². Overall the gray 9”x9” VFT and black mastic was in very poor condition, and as such is considered a friable material.

The identified joint compound was observed throughout the halls (Halls 1, 2 and 3) throughout of the school building totaling approximately 6,500 ft². This material was in very poor condition and as such is considered a friable material. The drywall was identified only the Halls of the former Kathleen Mitchell Elementary School, and was identified in the walling and ceiling.

The interior white door caulk, totaling approximately 150 LF; interior beige window caulk, totaling approximately 180 LF; and interior gray caulk on fire extinguisher cabinets, totaled approximately 60 LF. Overall the various caulking identified was in poor condition and as such is considered a friable material

The boiler mastic identified totaled approximately 150 ft², the 6-inch pipe elbows identified totaled approximately 60 LF and the 12-inch pipe elbows identified totaled approximately 60 LF. The white pipe wrap identified totaled approximately 100 LF and the transite piping identified totaled approximately 50 LF. These materials were in poor condition and are considered a TSI friable material. Cardno observed labels on the boiler indicating the boiler is “Asbestos Free”; however, analytical results indicate the boiler contains asbestos.

The white TSI wrap identified totaled approximately 100 linear feet and the HVAC TSI insulation wrap totaled approximate 75 ft². These materials were in poor condition and are considered a TSI friable material.

The built-up roof tar totaled approximately 43,000 ft² and was located on the roof. This material was in poor condition and as such is considered a friable material.

Photos of some of the identified ACMs are included as **Attachment A**.

The laboratory report is included as **Attachment B** with results summarized in **Tables 1**.

3.2 Lead-Based Paint

In accordance with EPA, any paint containing 0.5% by weight of lead is categorized as containing lead. Based on the paint chip sampling results, the following painted surface tested positive for lead-based paint:

Former Kathleen Mitchell Elementary School:

- Interior yellow paint on concrete masonry units (CMU), located in the cafeteria, totaling approximately 80 LF.
- Interior white paint on metal door frame, located in Bathroom 8, totaling approximately 60 LF.
- Interior brown paint on metal door frame, located in Hall 3, totaling approximately 30 LF.

Overall the identified lead-based paint was in poor condition, with cracking and peeling paint.

Photos of some of the identified LBPs are included as **Attachment A**.

The laboratory report is included as **Appendix B** with results summarized in **Tables 2**.

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4 Conclusions/Recommendations

Based on the results of this inspection, Cardno recommends the following:

- The identified asbestos containing material appeared to be in very poor condition with significant deterioration and damages. The overall condition of the building materials was such that non-ACM debris was inextinguishable from identified ACM debris. Therefore, all building materials, with the exception of the concrete slab, metal framing, and concrete masonry unit (CMU) walling, should treated as ACM and be removed or abated by a qualified asbestos abatement contractor.

- The identified lead-based paint appeared to be in very poor condition. There are OSHA regulations and requirements which should be taken into consideration during renovation and demolition activities that may disturb any concentration of lead containing building materials or paint. As the property is anticipated to be demolished, due to the presence of lead on various painted surfaces, toxicity characteristic leachate procedure (TCLP) analysis for lead should be conducted on any construction debris to determine if the material should be characterized as a hazardous waste prior to disposal.

- Given the deteriorated and dilapidated condition of the building and amount of identified ACM and LBP, there is a significant public health and safety issue associated with the Former Kathleen Mitchell School. Cardno recommends any City staff, subcontractors, or private citizens entering the school should enter under the use of a Health and Safety Plan (HASP), and wear appropriate personal protection equipment (PPE), including proper respiratory protection.

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Figures

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ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 1
Site Boundary Map

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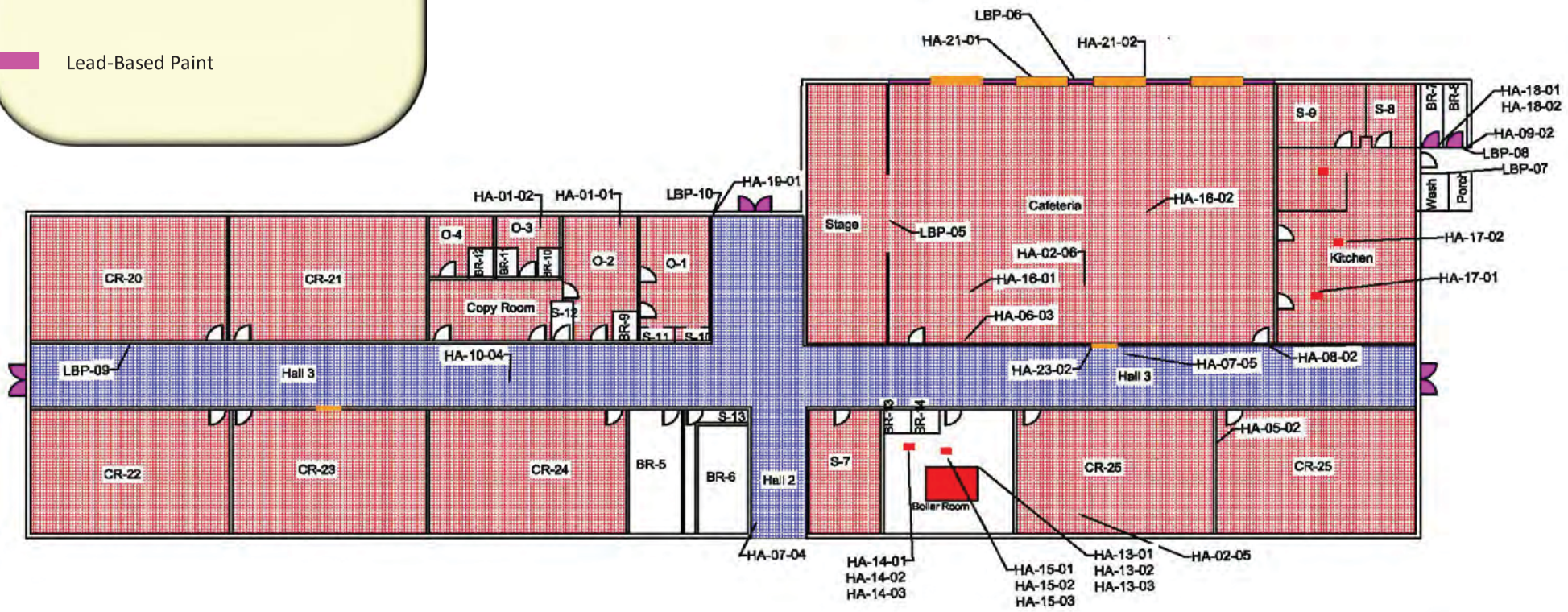
ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 2
Building Location Map

LEGEND

- Location of identified asbestos containing VFT and black mastic
- Location of identified asbestos containing joint compound, VFT, and black mastic
- Caulking
- TSI
- Lead-Based Paint



**Roof Samples Not Depicted*

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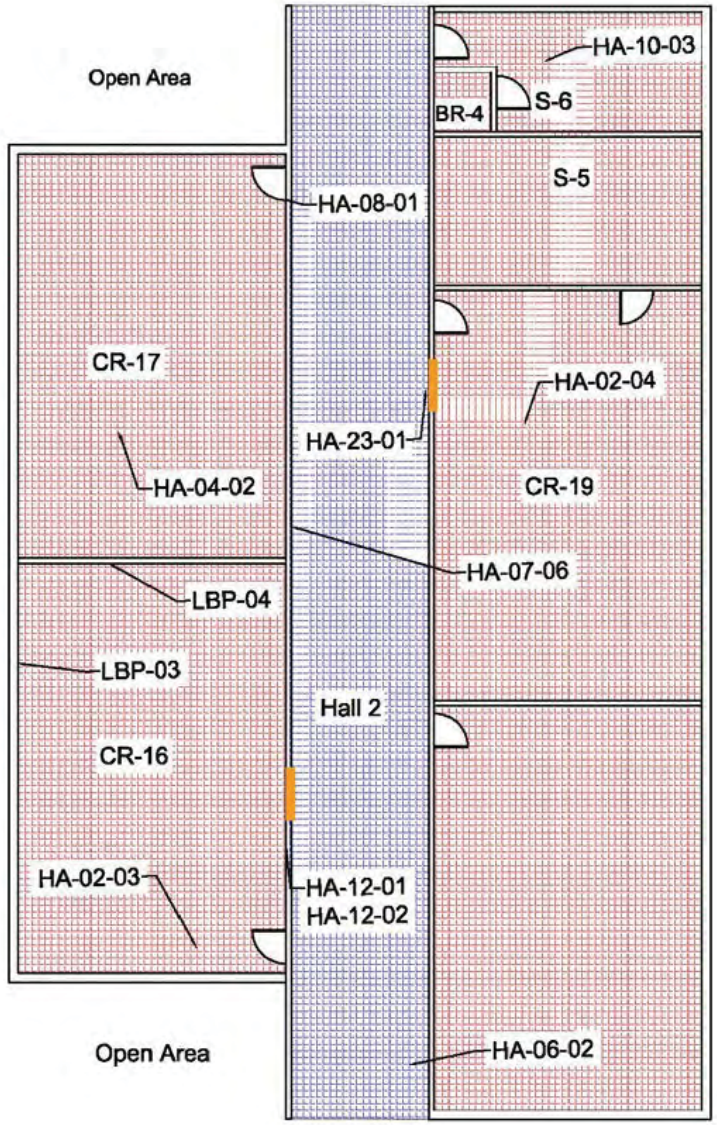
ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 3a
North Section
ACM / LBP Survey Location

LEGEND

- Location of identified asbestos containing VFT and black mastic
- Location of identified asbestos containing joint compound, VFT, and black mastic
- Caulking



**Roof Samples Not Depicted*

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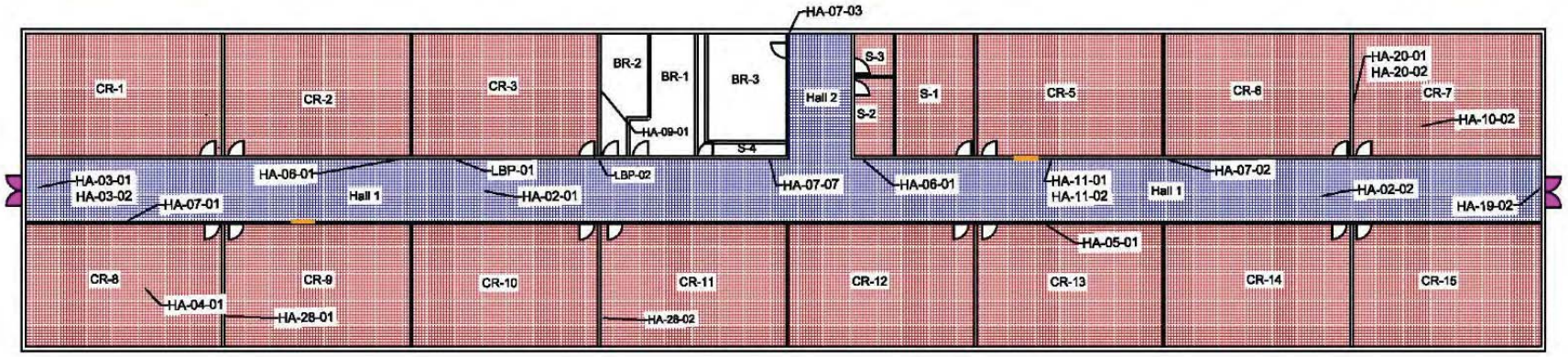
ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 3b
Mid-Section
ACM / LBP Survey Location

LEGEND

- Location of identified asbestos containing VFT and black mastic
- Location of identified asbestos containing joint compound, VFT, and black mastic
- Caulking
- Lead-Based Paint



**Roof Samples Not Depicted*

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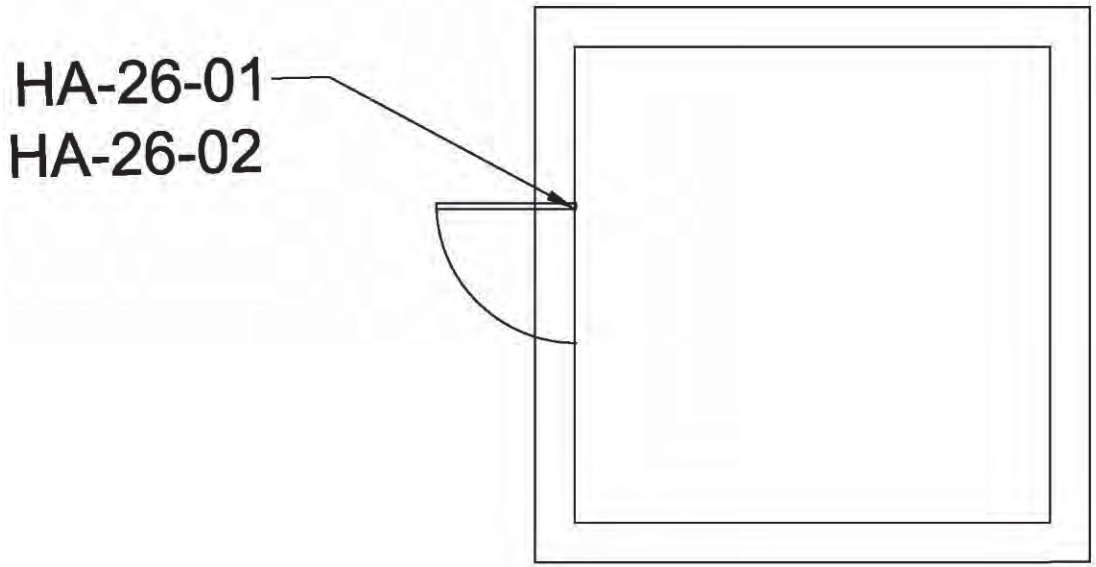
ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 3c
South Section
ACM / LBP Survey Location



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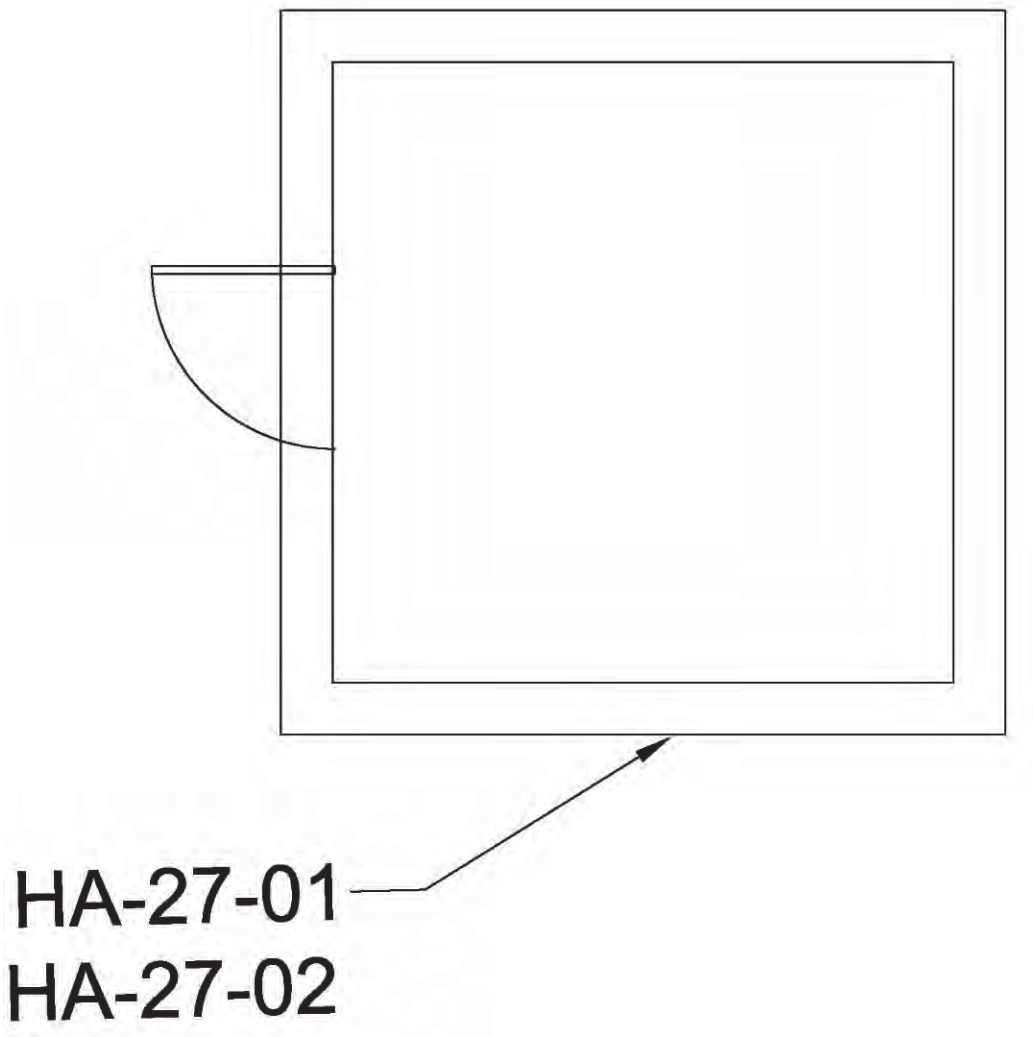
ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 3d
Storage Building 1
ACM / LBP Survey Location



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ACM/LBP Survey
Former Kathleen Mitchell Elementary School
College Park, Fulton County, Georgia
Project # 0002304013 Phase 2H

Figure 3e
Storage Building 2
ACM / LBP Survey Location

Tables

TABLE 1: SUMMARY OF BULK SAMPLE ANALYSIS AND ASSESSMENT

FACILITY NAME: FORMER KATHLEEN MITCHELL ELEMENTARY SCHOOL
COLLEGE PARK, GEORGIA

HA ID	Date	HA Description	Material Location	Percent and Type of Asbestos Detected[1]	Estimated Quantity	Type of ACM[2]	Friability[3]	Physical Condition
HA-01-01	4/2/20	Yellow carpet mastic	O-2	NAD	n/a	n/a	F	Poor
HA-01-02	4/2/20	Yellow carpet mastic	O-3	NAD	n/a	n/a	F	Poor
HA-02-01a	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Floor tile)**	**Hall 1**	**10% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-01b	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Black mastic)**	**Hall 1**	**5% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-02a	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Floor tile)**	**Hall 1**	**10% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-02b	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Black mastic)**	**Hall 1**	**5% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-03a	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Floor tile)**	**CR-16**	**10% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-03b	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Black mastic)**	**CR-16**	**5% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-04a	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Floor tile)**	**CR-19**	**10% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-04b	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Black mastic)**	**CR-19**	**5% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-05a	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Floor tile)**	**CR-25**	**10% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-05b	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Black mastic)**	**CR-25**	**5% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-06a	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Floor tile)**	**Cafeteria**	**10% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-02-06b	**4/2/20**	**Gray 9"x9" VFT w/ streaks (Black mastic)**	**Cafeteria**	**5% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-03-01	4/2/20	Lightweight concrete flooring	Hall 1	NAD	n/a	n/a	F	Poor
HA-03-02	4/2/20	Lightweight concrete flooring	Hall 1	NAD	n/a	n/a	F	Poor
HA-04-01	4/2/20	1'x1' Drop ceiling tile	CR-8	NAD	n/a	n/a	F	Poor
HA-04-02	4/2/20	1'x1' Drop ceiling tile	CR-17	NAD	n/a	n/a	F	Poor
HA-05-01	4/2/20	Blackboard w/ fiber backing	CR-13	NAD	n/a	n/a	F	Poor
HA-05-02	4/2/20	Blackboard w/ fiber backing	CR-26	NAD	n/a	n/a	F	Poor
HA-06-01	4/2/20	Cove base mastic	Hall 1	NAD	n/a	n/a	F	Poor
HA-06-02	4/2/20	Cove base mastic	Hall 2	NAD	n/a	n/a	F	Poor
HA-06-03	4/2/20	Cove base mastic	Cafeteria	NAD	n/a	n/a	F	Poor
HA-07-01a	4/2/20	Drywall	Hall 1	NAD	n/a	n/a	F	Poor
HA-07-01b	**4/2/20**	**Drywall (joint compound)**	**Hall 1**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**
HA-07-02a	4/2/20	Drywall	Hall 1	NAD	n/a	n/a	F	Poor
HA-07-02b	**4/2/20**	**Drywall (joint compound)**	**Hall 1**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**
HA-07-03a	4/2/20	Drywall	Hall 2 - South	NAD	n/a	n/a	F	Poor
HA-07-03b	**4/2/20**	**Drywall (joint compound)**	**Hall 2 - South**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**
HA-07-04a	4/2/20	Drywall	Hall 2 - North	NAD	n/a	n/a	F	Poor
HA-07-04b	**4/2/20**	**Drywall (joint compound)**	**Hall 2 - North**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**
HA-07-05a	4/2/20	Drywall	Hall 3	NAD	n/a	n/a	F	Poor
HA-07-05b	**4/2/20**	**Drywall (joint compound)**	**Hall 3**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**
HA-07-06a	4/2/20	Drywall	Hall 2 - Middle	NAD	n/a	n/a	F	Poor
HA-07-06b	**4/2/20**	**Drywall (joint compound)**	**Hall 2 - Middle**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**
HA-07-07a	4/2/20	Drywall	Hall 1	NAD	n/a	n/a	F	Poor
HA-07-07b	**4/2/20**	**Drywall (joint compound)**	**Hall 1**	**2% CH**	**6,500 SF****	**Misc. Cat 1**	**F**	**Poor**

TABLE 1: SUMMARY OF BULK SAMPLE ANALYSIS AND ASSESSMENT

FACILITY NAME: FORMER KATHLEEN MITCHELL ELEMENTARY SCHOOL
COLLEGE PARK, GEORGIA

HA ID	Date	HA Description	Material Location	Percent and Type of Asbestos Detected[1]	Estimated Quantity	Type of ACM[2]	Friability[3]	Physical Condition
HA-08-01	**4/2/20**	**Interior white door caulk (glazing)**	**Hall 2**	**3% CH**	**150 LF**	**Misc. Cat 2**	**F**	**Poor**
HA-08-02	**4/2/20**	**Interior white door caulk (glazing)**	**Hall 3**	**3% CH**	**150 LF**	**Misc. Cat 2**	**F**	**Poor**
HA-09-01	4/2/20	White ceramic tiling (flooring)	BR-2	NAD	n/a	n/a	F	Good
HA-09-02	4/2/20	White ceramic tiling (flooring)	BR-8	NAD	n/a	n/a	F	Good
HA-10-01a	4/2/20	12"x12" gray VFT (Floor tile)	Hall 1	NAD	n/a	n/a	F	Poor
HA-10-01b	**4/2/20**	**12"x12" gray VFT (Black mastic)**	**Hall 1**	**3% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-10-02a	4/2/20	12"x12" gray VFT (Floor tile)	CR-7	NAD	n/a	n/a	F	Poor
HA-10-02b	**4/2/20**	**12"x12" gray VFT (Black mastic)**	**CR-7**	**3% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-10-03a	4/2/20	12"x12" gray VFT (Floor tile)	S-6	NAD	n/a	n/a	F	Poor
HA-10-03b	**4/2/20**	**12"x12" gray VFT (Black mastic)**	**S-6**	**3% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-10-04a	4/2/20	12"x12" gray VFT (Floor tile)	Hall 3	NAD	n/a	n/a	F	Poor
HA-10-04b	**4/2/20**	**12"x12" gray VFT (Black mastic)**	**Hall 3**	**3% CH**	**43,000 SF***	**Misc. Cat 1**	**F**	**Poor**
HA-11-01	4/2/20	Clothe wiring	Hall 1	NAD	n/a	n/a	F	Poor
HA-11-02	4/2/20	Clothe wiring	Hall 1	NAD	n/a	n/a	F	Poor
HA-12-01	4/2/20	Clothe pipe wrap	Hall 2	NAD	n/a	n/a	F	Poor
HA-12-02	4/2/20	Clothe pipe wrap	Hall 2	NAD	n/a	n/a	F	Poor
HA-13-01a	**4/2/20**	**Boiler (Mastic)**	**Boiler Room**	**3% CH**	**150 SF**	**TSI**	**F**	**Poor**
HA-13-01b	4/2/20	Boiler (Insulation)	Boiler Room	NAD	n/a	TSI	F	Poor
HA-13-02a	**4/2/20**	**Boiler (Mastic)**	**Boiler Room**	**3% CH**	**150 SF**	**TSI**	**F**	**Poor**
HA-13-02b	4/2/20	Boiler (Insulation)	Boiler Room	NAD	n/a	TSI	F	Poor
HA-13-03a	**4/2/20**	**Boiler (Mastic)**	**Boiler Room**	**3% CH**	**150 SF**	**TSI**	**F**	**Poor**
HA-13-03b	4/2/20	Boiler (Insulation)	Boiler Room	NAD	n/a	TSI	F	Poor
HA-14-01	**4/2/20**	**6" pipe elbow**	**Boiler Room**	**5% CH**	**60 LF**	**TSI**	**F**	**Poor**
HA-14-02	**4/2/20**	**6" pipe elbow**	**Boiler Room**	**5% CH**	**60 LF**	**TSI**	**F**	**Poor**
HA-14-03	**4/2/20**	**6" pipe elbow**	**Boiler Room**	**5% CH**	**60 LF**	**TSI**	**F**	**Poor**
HA-15-01	**4/2/20**	**12" pipe elbow**	**Boiler Room**	**5% CH**	**60 LF**	**TSI**	**F**	**Poor**
HA-15-02	**4/2/20**	**12" pipe elbow**	**Boiler Room**	**5% CH**	**60 LF**	**TSI**	**F**	**Poor**
HA-15-03	**4/2/20**	**12" pipe elbow**	**Boiler Room**	**5% CH**	**60 LF**	**TSI**	**F**	**Poor**
HA-16-01	**4/2/20**	**White pipe wrap**	**Cafeteria**	**60% CH**	**100 LF**	**TSI**	**F**	**Poor**
HA-16-02	**4/2/20**	**White pipe wrap**	**Cafeteria**	**60% CH**	**100 LF**	**TSI**	**F**	**Poor**
HA-17-01	**4/2/20**	**Transite piping**	**Kitchen**	**15% CH**	**50 LF**	**TSI**	**F**	**Poor**
HA-17-02	**4/2/20**	**Transite piping**	**Kitchen**	**15% CH**	**50 LF**	**TSI**	**F**	**Poor**
HA-18-01	4/2/20	Ceramic walling	BR-7	NAD	n/a	n/a	F	Poor
HA-18-02	4/2/20	Ceramic walling	BR-7	NAD	n/a	n/a	F	Poor
HA-19-01	2/18/20	Exterior Gray door caulk	Ext. Front; Main	NAD	n/a	n/a	F	Poor
HA-19-02	2/18/20	Exterior Gray door caulk	Ext. Hall 1 - East	NAD	n/a	n/a	F	Poor
HA-20-01	2/18/20	Glue dots	CR-7	NAD	n/a	n/a	F	Poor
HA-20-02	2/18/20	Glue dots	CR-7	NAD	n/a	n/a	F	Poor

TABLE 1: SUMMARY OF BULK SAMPLE ANALYSIS AND ASSESSMENT

FACILITY NAME: FORMER KATHLEEN MITCHELL ELEMENTARY SCHOOL
COLLEGE PARK, GEORGIA

HA ID	Date	HA Description	Material Location	Percent and Type of Asbestos Detected[1]	Estimated Quantity	Type of ACM[2]	Friability[3]	Physical Condition
HA-21-01	**2/18/20**	**Interior beige window caulk**	**Cafeteria**	**3% CH**	**180 LF**	**Misc. Cat 2**	**NF**	**Poor**
HA-21-02	**2/18/20**	**Interior beige window caulk**	**Cafeteria**	**3% CH**	**180 LF**	**Misc. Cat 2**	**NF**	**Poor**
HA-22-01a	2/18/20	Built-up roof	Roof	NAD	n/a	n/a	F	Poor
HA-22-01b	2/18/20	Built-up roof	Roof	NAD	n/a	n/a	F	Poor
HA-22-02a	**2/18/20**	**Built-up roof (Tar)**	**Roof**	**10% CH**	**43,000 SF**	**Misc. Cat 1**	**F**	**Poor**
HA-22-02b	2/18/20	Built-up roof (Insulation)	Roof	NAD	n/a	n/a	F	Poor
HA-23-01	**2/18/20**	**Interior gray caulk (Fire Extinguisher cabinet)**	**Hall 2**	**2% CH**	**60 LF**	**Misc. Cat 2**	**NF**	**Poor**
HA-23-02	**2/18/20**	**Interior gray caulk (Fire Extinguisher cabinet)**	**Hall 3**	**2% CH**	**60 LF**	**Misc. Cat 2**	**NF**	**Poor**
HA-24-01	2/18/20	Roof shingles	Roof	NAD	n/a	n/a	F	Poor
HA-24-02	2/18/20	Roof shingles	Roof	NAD	n/a	n/a	F	Poor
HA-25-01	2/18/20	Roof membrane	Roof	NAD	n/a	n/a	F	Poor
HA-25-02	2/18/20	Roof membrane	Roof	NAD	n/a	n/a	F	Poor
HA-26-01	2/18/20	Storage Building 1 - Interior white caulk	Storage Building 1	NAD	n/a	n/a	F	Poor
HA-26-02	2/18/20	Storage Building 1 - Interior white caulk	Storage Building 1	NAD	n/a	n/a	F	Poor
HA-27-01	2/18/20	Storage Building 2 - Roof felt	Storage Building 2	NAD	n/a	n/a	F	Poor
HA-27-02	2/18/20	Storage Building 2 - Roof felt	Storage Building 2	NAD	n/a	n/a	F	Poor
HA-28-01	2/18/20	Exterior (south) window caulk	CR-9	NAD	n/a	n/a	F	Poor
HA-28-02	2/18/20	Exterior (south) window caulk	CR-11	NAD	n/a	n/a	F	Poor

*Black mastic and/or floor tile estimated in combination with all identified similar materials throughout building

**Joint compound quantity is obtained estimated total quantity of associated drywall

Notes: (1) CH = Chrysotile; AM = Amosite; CR = Crocidolite; AN = Anthophyllite; AC = Actinolite; NAD = No Asbestos Detected
(2) Misc = Miscellaneous; TSI = Thermal System Insulation; SM= Surfacing Material
(3) F = Friable; NF - Non friable. For ACMs only: I = Non-Friable Category I; II = Non-Friable Category II
NM - not measured LF = linear feet NA = Not Analyzed
n/a - not applicable SF = square feet
PS = Positive stop, sample not analyzed

TABLE 2: SUMMARY OF PAINT CHIP ANALYSIS AND ASSESSMENT

FACILITY NAME: FORMER KATHLEEN MITCHELL ELEMENTARY SCHOOL
COLLEGE PARK, GEORGIA

Sample ID	Date	Location	Color	Substrate	Percentage Lead	Estimated Quantity	Physical Condition
LBP-01	2/18/20	Hallway 1	White	CMU	BRL	N/A	Peeling
LBP-02	2/18/20	Hallway 1	White	Brick	0.459%	N/A	Peeling
LBP-03	2/18/20	CR-16	White	Concrete	BRL	N/A	Peeling
LBP-04	2/18/20	CR-16	White	Wood	0.0878%	N/A	Peeling
LBP-05	2/18/20	Cafeteria Stage	White/Brown	Wood	0.151%	N/A	Peeling
LBP-06	**2/18/20**	**Cafeteria**	**Yellow**	**CMU**	**2.91%**	**80 LF**	**Peeling**
LBP-07	2/18/20	Wash	Brown/Yellow	Wood	0.246%	N/A	Peeling
LBP-08	**2/18/20**	**BR-8**	**White**	**Metal**	**0.861%**	**60 LF**	**Peeling**
LBP-09	2/18/20	Hallway 3	White	CMU	BRL	N/A	Peeling
LBP-10	**2/18/20**	**Main Hall**	**Brown**	**Metal**	**2.23%**	**30 LF**	**Peeling**
LBP-11	2/18/20	Storage Building 1	White	CMU	0.0151%	N/A	Peeling
LBP-12	2/18/20	CR-9	White	Wood	0.0111%	N/A	Peeling

Notes:
NM - not measured
n/a - not applicable
LF = linear feet
SF = square feet
BRL = Below Laboratory Reporting Limit

Appendix A

Photographic Log

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No. 1	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Class Room 16; Gray 9"x9" VFT and associated black mastic.

Photo No. 2	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Hall 1; Joint compound associated with drywall.

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No.	Date:
3	4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Hall 2; Interior white door caulk.

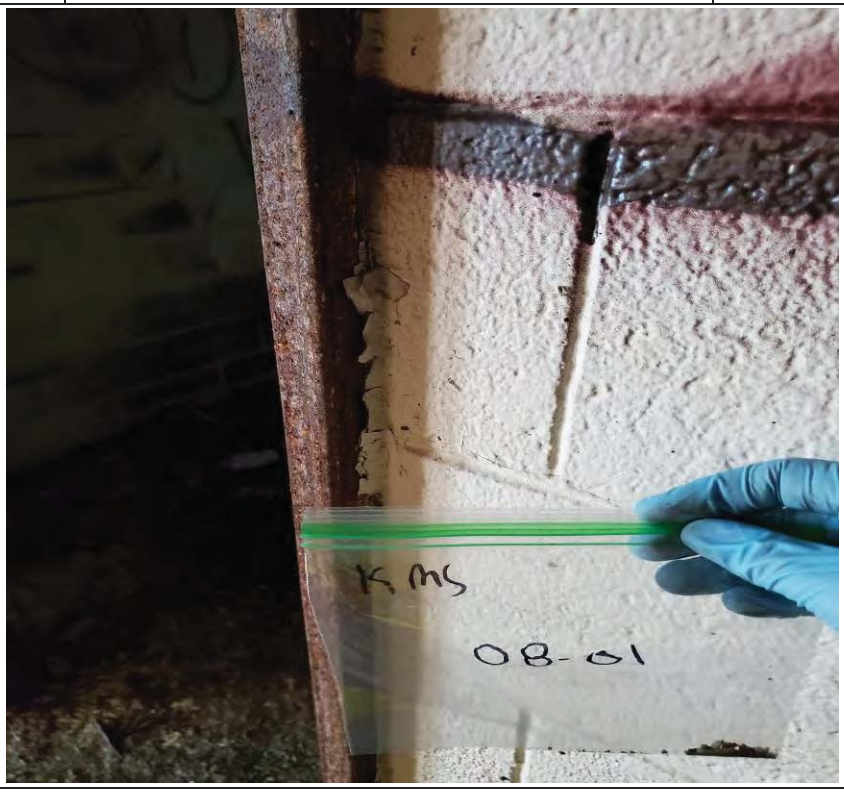

Photo No.	Date:
4	4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Class Room 7; Black mastic underlain by white 12”x12” VFT.

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No. 5	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Boiler Room; mastic on boiler.

Photo No. 6	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Boiler Room; 6-inch pipe elbow.

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No. 7	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Boiler Room; 12-inch pipe elbow.

Photo No. 8	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Cafeteria; White pipe wrap.

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No. 9	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Kitchen; Transite piping.

Photo No. 10	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Cafeteria; Interior window caulk.

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No. 11	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed ACM in Hall 2; Gray caulk on fire extinguisher cabinets.

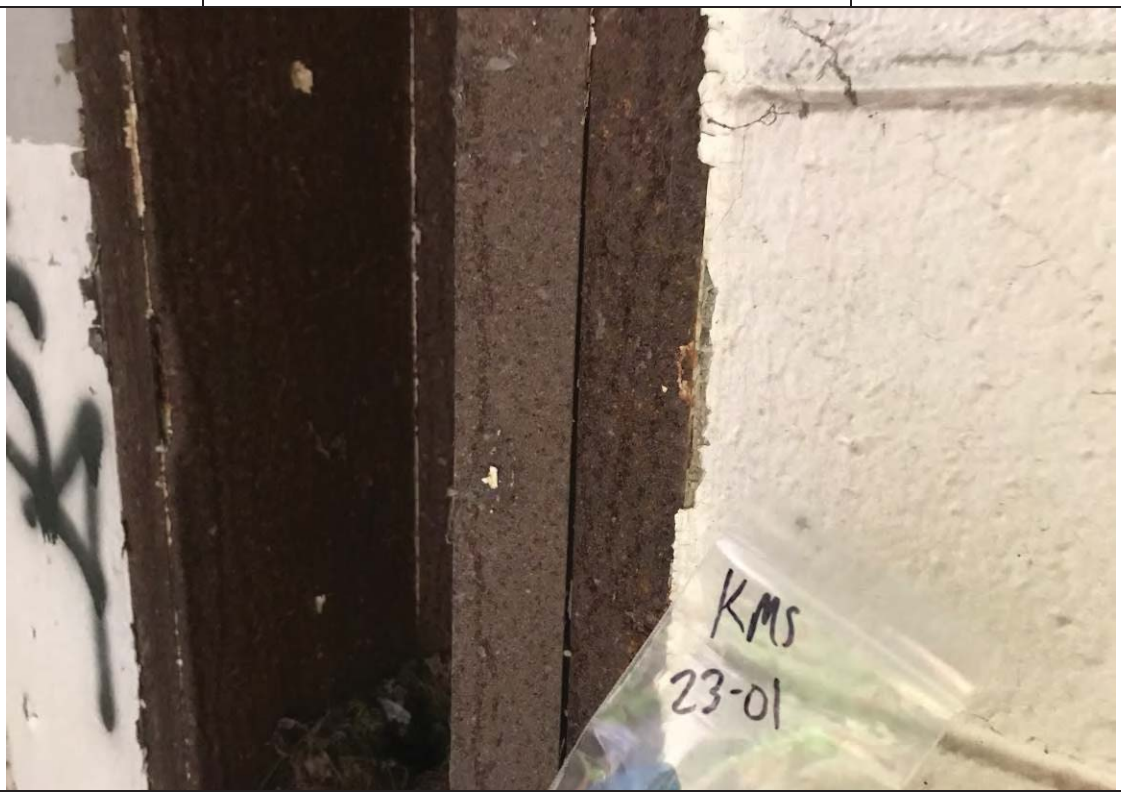

Photo No. 12	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed LBP in Cafeteria; Yellow paint on CMU.

PHOTOGRAPHIC LOG

Client Name: City of College Park, GA	Project Site: Former Kathleen Mitchell Elementary School	Project No. 0002304013

Photo No. 13	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed LBP on door frame in Bathroom 8; White paint on metal door frame.

Photo No. 14	Date: 4/2/20

Direction Photo Taken:

NA

Description:

Confirmed LBP on door frame in Hall 2; Brown paint on metal door frame.